19825

RECORD & RETURN TO:
FILE BOX 36

Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF Dec, 2002.

NOTARY PUBLIC

MICHAEL MORGAN NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/04/02 15:51 2pgs
Fees:13.00 Taxes:1036.00

20021204-0149601

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19225SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexander Y. Olshanskiy 4215 Harding Road #1005 Nashville, TN 37212	US Bank N.A. P.O. Box 7298 Springfield, OH 45501-7298	103-16-B-112-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jay Grinney and wife, Ellen H. Grinney, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alexander Y. Olshanskiy and wife, Tatiana Mikhajlovna Olchanskaia, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1005 as shown on the Plat of Windsor Tower, a condominium of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .925% interest in the common elements of 4215 Harding Road Homeowner's Association, a sdescribed in Book 5313, page 338, et seq. said Regsiter's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jay Grinney and wife, Ellen Grinney, by deed from the Estate of Sayde E. Burke, of record in Book 11734, page 561 and by Quitclaim Deed from Ellen H. Kramer, married, of record in Book 11734, page 564, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the seller and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee; and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without

limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Windsor Towers Condominiums of record in Book 5315, page 338, as amended in Book 8666, page 789, Register's Office for Davidson County, Tennessee; and

5. Charter of the 4215 Harding Road Homeowner's Association, of record in Book 5297, page 370, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 4215 Harding Road #1005, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 2 day of Dec, 2002.

Jay Grinney

Ellen H. Grinney

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jay Grinney and Ellen H. Grinney to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 2 day of Dec, 2002.

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
I, Michael Morgan
My Commission Expires
July 31, [illegible]
STATE OF TENNESSEE

NOTARY PUBLIC